

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction RIVERSIDE COUNTY

Reporting Period 01/01/2013 - 12/31/2013

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

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Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Desert Meadows Apts (Date Palm MHP)	5+	Renter	68	0	0	0	68	0	Redevelopm ent Agency or Successor Agency Funds		
Legacy Apartments (Thousand Palms)	5+	Renter	20	19	0	0	39	0	Redevelopm ent Agency or Successor Agency Funds		
Pontiac Infill Housing Project	SF	Owner	2	0	0	0	2	0	Redevelopm ent Agency		

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	11	38	11	60	Acquisition and rehabilitation program
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	11	38	11	60	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	12	33	22	0	67	0
No. of Units Permitted for Above Moderate	630	0	0	0	0	630	0

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	13342	0	0	0	140	33	278	0	0	0	451	12891
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	9267	0	0	0	41	7	22	0	0	0	70	9197
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		10428	0	0	0	78	93	67	0	0	0	238	10190
Above Moderate		23331	0	0	0	1281	478	630	0	0	-	2389	20942
Total RHNA by COG. Enter allocation number:		56368	0	0	0	1540	611	997	0	0	0	3148	53220
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Action 3.3f: Continue to refer eligible participants to the SHARE Program.	The Department of Public Social Services provides education and management of the SHARE Program. 870 units have been provided under this program under the previous period. Set goal to meet or exceed program through DPSS		Addressed as part of the SHARE program outreach.
Action 3.3g: The Department of Public Social Services will continue to administer homeless programs and services, and seek provision of additional emergency shelter, transitional and permanent supportive housing facilities in cooperation with non-profit organizations and homeless service providers.	The Department of Public Social Services provides Supportive Housing Program, Shelter Plus Care, Emergency Housing Assistance Program and FEMA programs.	Continue. DPSS will focus on development of permanent supportive housing units	The Department of Public Social Services continues to administer homeless programs and services, and seek provision of additional emergency shelter and transitional and permanent supportive housing facilities in cooperation with nonprofit organizations and homeless service providers.
Action 3.3h PARAPHRASED: Continue to use seven specified programs to assist special needs households (see detailed report for program specifics)	7,255 Section 8 vouchers were issued on an annual basis between 1998 - 2005 within incorporated cities and 570 annually within the unincorporated county.	Ongoing	In 2013, the Housing Authority continued to operate and expand its special needs housing programs. These programs consist of the following: - 10 Section 8 vouchers for pilot project for youth aging out of foster care - 380 VASH vouchers for homeless veterans

	Program will continue as funding is obtained.		<ul style="list-style-type: none"> - 150 Family Unification vouchers - 618 participants in the Family Self Sufficiency program - 90 rental vouchers for HOPWA - 113 Shelter Plus Care rental vouchers for chronically homeless individuals and families - 191 medium-term rapid rehousing subsidies for homeless individuals and families were provided by the Housing Authority, Lutheran Social Services, and Riverside County HOPE Collaborative
Action 3.3i PARAPHRASED: The Housing Authority shall continue its collaborative agreement with Riverside County Department of Mental Health to administer Shelter Plus Care housing assistance for mentally ill homeless persons in the City of Riverside and within Western and Eastern Riverside County	268 beds were provided as part of the Shelter Plus Care program during the last planning period (1998 - 2005). Current Planning period quantified objectives would be to meet or exceed this goal.	Ongoing	In 2013, the Housing Authority provided 113 rental vouchers for the Shelter Plus Care program. The majority of these rental certificates are earmarked for chronically homeless individuals. The service partnership has been expanded to include the Department of Mental Health, local HIV providers, the City of Riverside Homeless Access Center, and the Harrison House in Thousand Palms.
Action 3.3j: Maintain 469 public housing units and assist 8,499 extremely low and very low income recipients per year with Housing Choice Vouchers (Section 8 rental assistance vouchers).	Housing Choice Voucher Program (formerly, Section 8 Rental Housing Assistance) Program has been quantified within the Housing Element and will be maintained.	Ongoing annually	In 2013, the Housing Authority maintained 469 units of public housing (179 of which are located in the unincorporated areas of the county), 76 units of farm worker housing, and 8,828 Housing Choice Vouchers (Section 8).
Action 3.3k: DPSS shall continue to work with non-profit organizations and participating cities, as applicable, on programs to prevent homelessness, including rental mortgage assistance.	Supportive Housing Program, Emergency Shelter Program, and Shelter Plus Care		In March 2011, the County adopted emergency shelter provisions as part of Ordinance 348 in compliance with Senate Bill 2. As a result, a tracking mechanism will be established to report emergency shelter facilities constructed under these provisions.
Action 3.3l: Support legislation for block grant entitlement of Supportive Housing Program and Shelter Plus Care Program funds.	Supportive Housing program, Shelter Plus Care	2009	The County continues to support legislation as the opportunity arises. Implementation of this action is ongoing.
Action 3.3m: The County will continue to administer the Mobile Home Rent Stabilization Ordinance No. 760, limiting rent increases to correspond to the increase in the consumer price index (CPI).	Mobile Home Rent Stabilization Ordinance No. 760	During the planning period, review of the effectiveness of ORD.760 is necessary	Rent stabilization issues related to permitted mobile home parks occur infrequently. Covenants in place related to allowed rent often preclude issues from arising which would trigger implementation of the ordinance. The County continues to implement this ordinance when issues do arise. This action is ongoing and will be continued.
Action 3.4b: Continue to implement the Mortgage Credit Certificate Program (MCC) for low to moderate income homeowners.	750 units were assisted through the MCC. Set goal to meet or exceed this previous planning objective.	Ongoing	In 2013, a total of 54 MCCs were issued for a total use of \$82,142 in tax credit in the unincorporated county.
Action 3.4d: Continue to provide down payment assistance and closing cost assistance to low income	500 units were assisted during the previous planning period. 81 units were	Ongoing	In 2013, the County provided down payment assistance to three low-income households and expended a total of \$127,180 in HOME FTHB funds.

first time homebuyers through the First Time Homebuyers Program.	assisted from 2006 - 2008. Set goal to meet or exceed previous periods results		
Action 3.4e: Continue to participate as an associate member of the Riverside-San Bernardino Housing and Finance Agency Lease Purchase Program.	25 units were assisted during the last period (1998 - 2005). Set goal to meet or exceed previous periods results	Ongoing	In 2013, no units were assisted by the Riverside-San Bernardino Housing and Finance Agency Lease Purchase Program, and by year end the program was dissolved.
Action 3.4f: Investigate the feasibility of acquiring foreclosure homes and offering them to residents at prices affordable to low and moderate income households.		Implement program approved by the Board of Supervisors on November 25, 2008.	Implementation of this action did not occur due to the foreclosure crisis. The foreclosure crisis has ended and this action is no longer appropriate and will not be continued.
Action 3.4g PARAPHRASED: The Housing Authority will continue to market and find current Section 8 households who are renters and work with them to transition to homeownership under the Mortgage Voucher Assistance Program until the program reaches capacity.	Housing Choice Voucher Program	Ongoing	In 2013, 16 households were utilizing their Section 8 vouchers for mortgage assistance through the Mortgage Voucher Assistance Program. No additional households have used their Section 8 vouchers for home purchase.
Action 3.5a: Work with public or private sponsors to encourage acquisition/ rehabilitation of existing multi-family units to be converted to senior housing with a portion of the units required to be reserved for households with incomes below 80 percent of the County median.	HUD Assisted Living Conversion Program for Eligible MF Projects 243 multi-family, senior restricted units, were produced during the last planning period (1998 - 2005). 503 multi-family, senior, units are programmed for the current planning period.	2006-2014	The Economic Development Agency and Housing Authority continue to work with developers to identify housing units for potential acquisition and rehabilitation for senior housing. Projects must meet amenity requirements for conversion to senior housing. At this time, no projects or units have been acquired, rehabilitated, and converted for senior housing.
Action 3.5b: Assist eligible non-profit buyers in acquiring market rate apartments in exchange for reservation of a portion of the units to be made available at rents affordable to low and moderate income households.	20,356, market-rate units, were provided under the previous planning period. Set goal to meet or exceed previous periods results.	2006-2014	The Economic Development Agency and Housing Authority continue to work with nonprofit developers to identify market rate housing in exchange for reservation of a portion of the units to be made available at rents affordable to low- and moderate-income households. At this time, no projects or units have been acquired.
Action 3.5c PARAPHRASED: Consider the conversion of small older hotels to transitional housing facilities, emergency shelters or SROs in conjunction with qualified non-profit organizations. The Department of Social Services shall work with participating jurisdictions when requested...	Supportive Housing Program, HUD SRO Moderate Rehabilitation Program	Ongoing	This program is ongoing and no conversions have occurred.
Action 4.1a: Revise Countywide Development Mitigation Fees.	Ordinance No. 659.13 amended on 10/23/13.	reviewed on an annual basis with	Ordinance 659.12 was amended on October 22, 2013.

		updates are provided as needed	
Action 4.2a: Maintain an inventory of County owned lands with potential for low and moderate income housing.	County GIS and Facilities Management	Establish annual review of County owned sites, evaluate for affordable housing..	This action has been implemented throughout the planning period and will be continued.
Action 4.2b: Update the land use inventory on a continual basis	Housing Element Maintenance	Annually	This action was completed as part of the 2006 - 2014 Housing Element update and is ongoing.
Action 4.2c: Identify and map areas of the County where urban infill is appropriate	Housing Element Maintenance	Annually	This action was completed as part of the 2006 - 2014 Housing Element update and is ongoing.
Action 4.2e: Develop program for tracking and categorizing affordable units provided through the County's development review process. Maintain data base of new affordable housing provided.	Development review process	Develop tracking program and have in place by 2013.	The Economic Development Agency has a program for tracking and categorizing affordable units.
Action 4.2f: Evaluate the affordability via interest rates, underwriting issues, cost per unit		Update annually	For the County's HOME program, affordability is evaluated at the time the application is received for review and must meet all HOME regulations prior to funding agreement.
Action 4.3a: Ensure that redevelopment revitalization plans include provisions for new affordable housing, where feasible	Redevelopment Sub-Area Master Plans	RDA Sub-Area plans are reviewed and updated in accordance with State Law.	No progress was made toward this action in 2013 due to the dissolution of the redevelopment agency.
Action 4.3b: Identify and summarize housing requirements and obligations annually (e.g. RDA inclusionary and replacement housing, implementation plans, housing production plans, new regulations and legislative mandates)	Redevelopment Sub-Area Master Plans	Annual review is currently included and updated in accordance with State Law	No progress was made toward this action in 2013 due to the dissolution of the redevelopment agency.
Action 4.3d PARAPHRASED: Propose and advocate legislative efforts to promote jobs/housing balance.	Supportive Housing Program	Establish a quarterly	This action has been implemented at the council of government level and will be continued.

Participate in sub regional (WRCOG and CVAG) and regional (SCAG) agency meetings to establish housing goals beyond County lines and ensure that regional plans are consistent with County policies/goals.		meeting schedule	
Action 4.3f: Train County staff to implement programs, perform assessments, and provide housing counseling and technical service and referral services.	Housing Element Maintenance	establish training modules by the end of the Planning period.	The Economic Development Agency and Housing Authority send staff to training and workshops for implementation and administration of various programs. The agencies do not provide housing counseling or technical and referral services.
Action 4.3g: Direct and assist regional and local agencies, private developers and non-profit agencies to facilitate the attainment of County housing goals.	Housing Element Maintenance County staff will establish outreach materials; include training on affordable housing incentives for private and non-profit agencies.		Action 4.3g is related to Action 2.3c regarding quarterly Housing Review Committee Advisory Council meetings implemented to provide a forum between regional and local agencies, private developers, nonprofit agencies, farm workers and the community. The meetings and outreach are continuing and ongoing.
Action 4.3h: Seek changes in state policy to encourage the production of affordable housing such as construction defect litigation reform and additional low income tax credits.	Supportive Housing Program	See Policy 4.3d	The Economic Development Agency and Housing Authority continue to seek changes in state and federal policies to encourage the production of affordable housing through the establishment of legislative platforms.
Action 4.3i: Require management plans for special needs affordable housing projects to reduce potential opposition.	Housing Element Maintenance	Implementation will occur within the planning period (2014)	This action has been implemented and is ongoing. The County requires developers applying for funding of special needs housing projects to submit management plans that address supportive services for special needs households.
Action 4.3j: Maintain adequate staffing levels to correspond to size and complexity of housing projects	Development Review Procedures for private projects.	ongoing through the planning period, will continue to the next planning period.	Due to limited budget resources, staffing levels have not been maintained.
Action 4.3k: Seek changes in State policy to revise the 1986 Tax Reform Act, which removed private incentives to construct and own rental housing and therefore contributed to the decline of multi-family construction.	Housing Element Maintenance	See Policy 4.3d	The Economic Development Agency and Housing Authority have not sought changes in state policy to revise the 1986 Tax Reform Act.
Action 4.3l PARAPHRASED: Advisory Council to continue to develop solutions for farm worker housing and services established through various mechanisms,		Advisory Council provides	The Housing Review Committee Advisory Council provides regular reporting on its work programs. Farm worker housing and services are established through a number of programs and policies. In addition, an affordable housing

an affordable housing ordinance to be implemented as referenced, additional zones to be modified to allow farm worker housing projects.		regular reporting on its work programs.	ordinance is being considered, as previously referenced, and additional zones will be modified to authorize farm worker housing projects.
Action 4.3m: Establish reasonable numeric targets for housing production annually, by region, income category and type. Ensure that numeric targets are consistent between the HUD 5-Year Consolidated Plan, Housing Element, AB315 Housing Production Plan and RDA Implementation Plans.		By the end of the Planning Period, the County will reconcile the various plans	The 2006 - 2014 Housing Element was adopted in 2013 and established numeric targets by income category. Due to the elimination of redevelopment agencies in California by operation of law as of February 1, 2012, RDA Implementation Plans have been eliminated along with AB 315 Housing Production Plan. The 5-Year Consolidated Plan continues as a requirement of federal HUD funding and will be updated in 2015.
Action 4.4a PARAPHRASED: Develop a standardized system of annually reporting and monitoring housing activities. Specified information to be standardized and used for specified reports.	Housing Element Maintenance This policy shall be included within the implementation of policy 4.3m.		The County keeps track of the risk assessment for each project and completes annual site visits to monitor its documentation.
Action 4.4b: Monitor the expiration of affordability periods and assess replacement needs annually.	Housing Element Maintenance This policy shall be included within the implementation of policy 4.3m.	Annually	This action is ongoing.
Action 4.5a PARAPHRASED: Review the current housing and infrastructure expenditures and programs of the various departments and agencies in the County, determine where they are implemented geographically, develop strategies to target the resources where they will most benefit the County.	Housing Element Maintenance This policy shall be included within the implementation of policy 4.3m.		This action is ongoing.
Action 4.5b: Identify and evaluate current and projected revenues such as general funds, federal and state entitlement, grants, housing bonds, set-asides, etc.	Housing Element Maintenance	See Policy 4.3d	Funding balances for CDBG, HOME, and ESG are reported each year in the County's CAPER and former RDA balances are listed in the Recognized Obligation Payment Schedule.
Action 4.5c: Evaluate financial resources for leveraging opportunities	Housing Element Maintenance	See Policy 4.3d	Every multifamily project has some type of leveraging and is evaluated as necessary.
Action 4.5d: Determine the appropriateness of grants and loans. Develop and adopt grant policies that are consistent with housing goals.	Housing Element Maintenance	Establish a grant and loan policy by the end of the planning period.	The County has not adopted grant policies but it does collaborate with other nonprofits. Improving the number of affordable units is in line with the County's mission.
Action 4.5e: Establish a funding plan and timing of activities.		See Policy 4.5e	As a requirement to receive Community Planning and Development program funds, including CDBG, HOME, HOPWA, and ESG funding, directly from HUD, the County must identify needs and adopt strategies to address those needs for the primary benefit of lower-income individuals and households. The

			County must adopt and submit to HUD an Annual Action Plan in connection to the County's 5-Year Consolidated Plan which is made available on the Economic Development Agency's website in May or June of each year.
Action 4.5f: Prioritize financial assistance based on housing needs (e.g. special needs, large families, mixed-use, multi-family, single family, number of units, or cost per unit)		See Policy 4.3m	This is completed as part of the 2009 - 2014 Consolidated Plan and will be revised in 2015.
Action 4.5g: Target future financial resources to meet future housing obligations.	Housing Element Maintenance	See Policy 4.3m	The Economic Development Agency and Housing Authority continue to seek additional financial resources, due to the elimination of redevelopment agencies in California by operation of law as of February 1, 2012, and federal budget cuts to HOME and CDBG.
Action 5.1a: Create incentives for energy conservation above and beyond the requirements of Title 24 by developing a sliding scale Fee Assistance Program. More energy measures = more fees waived.	Climate Action Plan (CAP) Develop a General Plan Energy Element that will include incentives for production of renewable energy resources and greater efficiencies than Title 24.		The CAP will be completed as part of the General Plan update in 2015.
Action 5.1b: The Department of Community Action shall continue to operate the LIHEAP and Home Weatherization programs to reduce maintenance and energy costs for households with low incomes and increase efforts to inform the public about available energy conservation programs.	County Home Weatherization Program/County Low Income Home Efficiency Assistance Program, consumer education workshops	Ongoing.	The Department of Community Action continues to operate the LIHEAP and Home Weatherization programs.
Action 5.1c: Pursue grant funds for energy rehab costs and consumer education		Annually, or in response to NOFAs	The Economic Development Agency and Housing Authority continue to encourage developers to pursue grant funds for energy rehab costs and consumer education.
Action 5.1d: Utilize bidding procedures in County rehabilitation programs to incorporate energy conservation measures.	County Housing Rehabilitation Programs (Senior Home Repair, CHRP and RHRP)	Ongoing	The County has incorporated the use of energy-efficient materials and products in its bid proposal process as part of its Housing Rehabilitation Programs and housing developments since 2005.
Action 5.1e: Promote level pay utility payments for the Housing Choice Voucher Program recipients (Section 8)		Ongoing.	The Housing Authority analyzes utility usage countywide and annually revises utility allowance schedules on July 1. The utility allowance amounts are factored in the rent calculation when determining a participant's portion of rent. Each household is expected to pay 30 percent of its income toward rent and utilities, and is allowed up to 40 percent at move-in. Portions can go up after move-in and a family may pay a higher percentage of rent if the gross rent of the unit is above the applicable payment standard amounts. Gross rent equals the contract rent plus the applicable utility allowance amounts. Payment standards are based on a percentage of HUD-determined fair market rent amounts.

Action 5.1f: Encourage developer incentives for the incorporation of active and passive energy conservation features in new residential construction	County Energy Efficiency Programs	Ongoing	The County continues to encourage developer incentives for energy conservation features.
Action 5.1h: Annually evaluate and update the Section 8 utility allowance tables to account for increases and or decreases of energy consumption and costs of consumption.	Housing Element Maintenance	Establish an annual reporting mechanism by the end of the planning period	The Section 8 and Public Housing utility tables are updated annually to account for adjustments in utility consumption and costs. This update includes an annual assessment study which justifies any adjustments and is updated on or about July 1 each year.
Action 1.1a PARAPHRASED: Maximize the use of all funding available for the production and subsidization of low and moderate income housing. Utilize public financing tools when available and leverage other developer obtained state and federal financing.	Review and revise, if necessary, the County's Fast Track Policies. Develop an affordability ordinance that provides direction and incentives to the development community to encourage areas and opportunities for affordable housing developments	2014 for implementation	The County's Fast Track Policies were updated September 11, 2012, and now include provisions regarding renewable energy. Although an affordability ordinance has not yet been developed, this is still something the County wishes to develop. This is pending funding. Riverside County's contribution has primarily been funding from the redevelopment agency or HOME. Other funding sources include LIHTC, HCD programs, bonds, CDBG, and USDA.
Action 1.1b: Continue utilization of tax exempt revenue bonds for the financing of new multi-family construction.	Tax Exempt Private Activity Bond Program	Continue program through planning period - 2014	No projects were developed in 2013 utilizing tax-exempt revenue bonds.
Action 1.1c: Continue to utilize federal and state funding programs to assist prospective owners and renters of mobile homes in funding the purchase and/or installment of mobile home units.		Annually, or in response to the Notice of Funding Availability (NOFA)	A total of 180 units were assisted with MHTL loans in 2013.
Action 1.1d PARAPHRASED: Continue to offer specified incentives to developers of County-assisted projects proposing new housing, mixed-use or infill projects affordable to lower income households, farm workers, seniors, and other special needs groups.	Review programs annually and revise as necessary	Review annually through end of planning period	Ongoing. No affordable housing applications were submitted in 2013. The County will continue to fast track affordable housing projects through the Planning Department as they are received.
Action 1.1e PARAPHRASED: In addition to waiving Ordinance 659 development fees for selected affordable housing types, consider waiving selected fees for projects proposing units affordable to households with incomes below 80% County median in all planning areas.	Ordinance 659 fees are waived for second units, publicly-subsidized projects for low income households, and projects with affordable housing components.	Continue waiver policy	Ordinance 659 continues to provide fee waivers for all affordable projects.

Action 1.1f PARAPHRASED: Where feasible/necessary, the County shall offer assistance with specified up-front costs, and assistance in securing federal/state housing financing resources for projects which reserve a portion of units affordable to households with incomes below 80% of the County median.		Review resources on an annual basis through 2014	Prior to the dissolution of redevelopment agencies in California, the County did offer assistance to acquire land and assistance to secure federal or state housing financing for the development of affordable housing, which may have included off-site infrastructure improvements. Since the dissolution of redevelopment agencies, the County continues to utilize federal HOME funds for the development of affordable housing as well as any grants the County may be eligible for.
Action 1.1g: Consider adopting a special density bonus provision, or other incentives to promote the construction of rental housing with three or more bedrooms.	Develop an affordable housing incentives provision or ordinance	To be adopted as part of 2013 General Plan update.	Due to budget reductions and the resulting staff shortages, the development of an affordable housing ordinance was postponed. Specific Plan No. 342, The Village of Lakeview, was approved in 2010 with a requirement that it contribute \$100,000 intended to begin the creation of an affordability ordinance for Riverside County. The project is currently in litigation and the approval was set aside. The Board of Supervisors has approved funding for update of the zoning ordinance, which will take place in phases. An affordable housing provision is being reviewed as part of the current update phase of the zoning ordinance.
Action 1.1h: Give priority to permit processing for non-County assisted projects providing affordable housing when requested. Expand application of processing priority to projects providing housing for seniors and other special needs groups.	Additional policies and procedures should be adopted with the new zoning ordinance that would prioritize affordable housing projects.		The County continues to offer priority permit processing to projects providing affordable units.
Action 1.1j: Review State Density Bonus provisions and adopt incentives program as part of the Comprehensive General Plan Update to ensure consistency with state law.	General Plan Incentives Program	as part of the 2013 General Plan update.	The County continues to implement state density bonus requirements.
Action 1.1k Develop fee assistance program with sliding scale pegged to affordable housing units provided.	Consider as part of affordable housing incentives program.	during the 2013 General Plan Update	Due to lack of funding, the County has not yet developed a fee assistance program with sliding scale pegged to affordable housing units provided.
Action 1.1l: Expand recruitment of Community Housing Development Organizations (CHDOs) under the HOME program.	Review program and if necessary, increase staffing levels and resources to assist in outreach	Review annually through planning period.	The Economic Development Agency continues to encourage Habitat for Humanity chapters to apply as CHDOs at the time of submitting projects that meet CHDO requirements pursuant to HOME regulations.
Action 1.1m: Continue to exempt publicly subsidized projects for low income households per Ordinance 659.	Ordinance 659. Implement a tracking mechanism to review performance	Review exemptions on a quarterly basis.	As part of Ordinance 659, all publicly subsidized projects for low-income households are exempt.
Action 1.1n PARAPHRASED: Work with public or private sponsors to make applications to State and		Continue policy	The County worked with Operation Safe House to apply for state funding for the construction of the Harrison House which opened in 2013 with 16 units (8

Federal housing programs for new construction of rental housing for seniors and other special needs, and take all actions necessary to expedite processing and approval of such projects.			restricted to extremely low-income households) in Thousand Palms.
Action 1.1o PARAPHRASED: Encourage development of ELI housing through a variety of specified activities including but not limited to: outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land writedowns.		Ongoing, as projects are processed, and annual outreach with local developers	The County worked with Operation Safe House to apply for state funding for the construction of the Harrison House which opened in 2013 with 16 units (8 restricted to extremely low-income households through redevelopment) in Thousand Palms. In addition, 32 extremely low-income units were constructed utilizing redevelopment funds through the MHTL program and 8 units at Desert Meadows Apartments.
Action 1.2a: Utilize HOME and Redevelopment Set-Aside funds to write down land costs of acquiring sites and CDBG funds for off-site improvements for projects for lower income households where feasible.	Annually review projects assisted.		In 2013, CDBG funds were not used for off-site improvement for low-income housing projects. Projects completed in which RDA housing funds were used to acquire land included Desert Meadows Apartments, Legacy Apartments in Thousand Palms, Murrieta Infill Housing Project, Pontiac Infill Housing Project, and 37th and Wallace Infill Housing Project.
Action 1.2b: Work with public or private sponsors to identify candidate sites for new construction of rental housing for seniors and other special needs, and take all actions necessary to expedite processing and approval of such projects.			The County worked with Operation Safe House to apply for state funding for the construction of the Harrison House which opened in 2013 with 16 units (8 restricted to extremely low-income households) in Thousand Palms.
Action 1.2d: Identify areas of the County with adequate infrastructure and limited environmental constraints that are most suited to the construction of housing, particularly housing affordable to low/moderate income households, and high density product types.		Sites have been identified through site inventory.	As part of the Housing Element update process which started in 2013, County staff is working on identifying areas of the county with adequate infrastructure and limited environmental constraints that are most suited to the construction of housing, particularly housing affordable to low-/moderate-income households, and high density product types.
Action 1.2e PARAPHRASED: establish a Land Use Inventory providing the mechanism to monitor acreage/location by General Plan designation of vacant/underutilized land and build out of approved projects, using County GIS system and supported by mapping. Update the Land Use Inventory on an annual basis.		Concurrent with Comprehensive General Plan update for 2013.	The Housing Element update includes a complete list of available sites.
Action 1.2f: Utilize the County GIS system to facilitate preliminary strategic planning studies to identify vacant or underutilized commercial properties for infill construction or adaptive reuse in high density areas.	County GIS/County General Plan Update	Implementation shall take place through 2013 General Plan Update	The Housing Element update includes a complete list of available sites.

Action 1.2g: Where feasible, the County shall work with non-profits in the development of County owned sites in planning areas where affordable housing is needed. Combine provision of sites with other subsidy/assistance programs.	County GIS/County General Plan Update	Concurrent with Comprehensive General Plan update for 2013.	The County works with nonprofits to deed them any available County-owned sites and assists them with the fast tracking and in some cases the funding, should funding be available.
Action 1.2h: Identify areas of the County where urban infill is appropriate based on General Plan land use policy and Area Plan designations, and encourage infill development through the use of incentives	Establish targets for number of housing units to be provided.		The Housing Element includes a complete list of available sites.
Action 1.2i: As part of the General Plan update, designate residential land use districts in the unincorporated County within close proximity to major transportation corridors and transit nodes with more intensive uses and mixed-use development. Designate less intensive uses in more rural areas.	None provided	Concurrent with Comprehensive General Plan update for 2013.	This will be completed as part of the General Plan update in 2015.
Action 1.2j: Ensure that redevelopment revitalization plans include provisions for new affordable housing for projects within established redevelopment and target areas.	RDA Sub-area plans	Annually review RDA Sub-area plans to ensure through the planning period.	Due to the dissolution of redevelopment agencies, such efforts have ceased.
Action 1.2k: Maintain an inventory of County owned lands with potential for low and moderate income housing.	Estimate how many affordable units might be created through this approach		In 2012, the former redevelopment agency owned 48.4 acres in unincorporated areas. Assuming all land would be utilized for affordable housing at 20 du/ac, then 968 units is estimated, but may be reduced to conform to surrounding uses, zoning, and planning areas for each respective site.
Action 1.2l: The Housing Authority shall continue to develop new affordable very low income rental housing units under the HUD Public Housing Development Program and State tax exempt private activity bond financing.	HUD Public Housing Development Program, Tax Exempt Private Activity Bond Program		The Housing Authority has not developed any new public housing units. The Housing Authority may develop affordable housing inherited from the dissolution of redevelopment agencies or through its affordable housing development program, and if available with state tax-exempt bond financing. However, the Housing Authority's public housing stock cannot be expanded per HUD regulations.
Action 1.2m: Encourage potential developers to identify candidate vacant sites and underutilized properties by referring them to the County's Land Use Inventory.	Land Use Inventory is available for developers to identify candidate sites.		The Housing Element includes a complete list of available sites. The Land Use Inventory is available for developers to identify candidate sites.
Action 1.2n: Consider land-swapping of County land	Continue policy. EDA will consider land		No land swapping opportunities occurred but the County will continue to

and other incentives for the provision of affordable housing projects.	swapped for development of affordable housing.		consider this as an option for the development of affordable housing.
Action 1.2o: Prepare a land inventory of sites suitable for farm worker housing in the Coachella Valley as a priority.		Concurrent with General Plan Update (2013)	This will be completed as part of the General Plan update in 2015.
Action 1.2p: Identify appropriately zoned land transferred to the new Cities of Wildomar and Menifee to determine their fair share of the County of Riverside's RHNA housing target for the current planning period.		Prepare agreement and have in place with cities by 2010	The County worked with the newly incorporated cities of Wildomar, Eastvale, and Menifee to determine their fair share of the County of Riverside's RHNA target.
Action 1.2q PARAPHRASED: County will continue to allow reduced parking requirements for senior and affordable housing as well as pursue specified revisions to the County's parking standards to more easily accommodate higher densities on multi-family and mixed use sites. Further study shall happen	Review alternative parking options and revise as necessary by December 2013.	December 2013	The County allows for reduced parking requirements for senior and affordable housing projects. The County is planning requirements as part of the affordable housing ordinance.
Action 1.2r PARAPHRASED: Provide for the inclusion of mixed-income housing in future new growth areas through development agreements and other mechanisms. Coordinate with property owners and give expedited processing to subdivision maps that include rezoned R-4 sites or affordable housing.		Ongoing, as projects are processed.	No new future new growth areas have been identified.
Action 1.2s: The County will amend its Zoning Ordinance to comply with Government Code Section 65852.2 (AB1866) and remove the one acre min lot size requirement for second units.		Amend the Zoning Ordinance by December 2013.	The County has not amended the Zoning Ordinance. This is planned for 2015.
Action 1.2t PARAPHRASED: County will amend the Land Use Map of this General Plan to add enough land to meets its RHNA. All redesignated sites will permit owner-occupied and rental multi-family developments by right and will not require any discretionary review. County will also rezone the sites.		Amend the Land Use Map and rezone sites by summer 2013.	The County has not yet completed the land use designation to accommodate its 4th round RHNA.
Action 1.3a: Continue to provide funding resources through the Federal HOME program, the County Housing Loan Fund (CDBG) and Redevelopment Agency 20% Set-Aside funds to non-profit organizations for the development of farm worker housing.	CDBG Housing Loan Fund, Agricultural Housing Assistance Fund Program	2006-2014	In 2013, 180 farm worker housing units were created by the Mountain View Estates project, one of the remaining former redevelopment projects to be completed subsequent to the elimination of redevelopment agencies in California by operation of law as of February 1, 2012.

Action 1.3b: Prepare a Countywide Gap Analysis and Farm Worker Housing Plan to be integrated into the Department of Community Action's Annual Local Plan		2009	This study was not completed. The County does not have the resources to assume full responsibility for this type of study, but would be interested in collaborating with a nonprofit entity that is more active in the Coachella Valley to complete one.
Action 1.3c: Continue to work with non-profit organizations such as CVHC and Habitat for Humanity in the production of self-help housing for ownership and multi-family farm worker housing opportunities.	888 units quantified for construction between 2006 - 2014.	2006-2014	In 2013, 180 farm worker housing units were created by the Mountain View Estates project, one of the remaining former redevelopment projects to be completed subsequent to the elimination of redevelopment agencies in California by operation of law as of February 1, 2012.
Action 1.3d: Develop incentives for the set-aside of agricultural land for farm worker housing. Continue policy and study feasibility of using Williamson Act land.			The County has not yet developed incentives for the set-aside of agricultural land for farm worker housing.
Action 1.3e PARAPHRASED: County will amend Zoning Ord. to comply with Health and Safety Code Sections 17021.5 and 17021.6. Employee housing shall be treated as any other agricultural use. shall include employees who do not work on the property where housing is located	Amend the Zoning Ordinance by December 2013.	December 2013	The Zoning Ordinance has not been updated. This is planned for 2015.
Action 1.4a: Recruit and train a Mental Health Housing Coordinator or services coordination by a non-profit organization		Continue	Riverside County Department of Mental Health established HHOPE in 2005 and recently expanded the scope and range of services provided. The recent expansion, in 2012, also created a Housing Administrative Manager position and Deputy Director of Housing position. Both positions have been filled with trained staff in 2013.
Action 1.4b: Support current legislation to block grant Supportive Housing Program and Shelter Plus Care Program Funds	Supportive Housing Program, Shelter Plus Care	Meet quarterly with County Legislative Advocates to address new legislation	The County continues to support current legislation for block grant funding to aid the Supportive Housing Program and Shelter Plus Care Program. The County has not specifically met with legislative advocates about this legislation. However, the County's Continuum of Care (CoC), supported by the County of Riverside Department of Public Social Services, provides updates on legislation related to homeless and housing issues, including the Supportive Housing Program and Shelter Plus Care. CoC members (public and private homeless services providers) may and do advocate on legislation that will impact homeless services in the county. In addition, a contingent of CoC representatives (including County staff) attended a national conference in Washington D.C. sponsored by the National Alliance on Ending Homelessness, which provides an opportunity to meet with legislators to advocate for funding.
Action 1.4d: Update the 1993 Assessment of the Status and Problems of Homeless Mentally ill Persons in Riverside County		2010	The County has not updated this report and does not plan to update this report.
Action 1.4f: Continue the Shelter Plus Care Program	Shelter Plus Care Program Safe Haven		The County has 763 transitional housing beds and 181 Shelter Plus Care

through addition of permanent housing facilities for the mentally disabled, as funding is available, and implement a new program to provide safe havens to the mentally ill.	for the Mentally Ill Program 268 beds were established during 1995 - 2008. Goal to meet or to exceed previous amount.		beds.
Action 1.5a: Support current legislation to block grant Supportive Housing program and Shelter Plus Care Funds and modify the current fair share funding ratio to allow for multiple continuums.		Ongoing	The County has several transitional housing facilities as well as permanent supportive housing. These units range in age from two years to 20 years. The County has not modified the current fair share funding ratio to allow for multiple continuums.
Action 1.5b: Ensure that the Local Emergency Shelter Strategy includes provisions for new construction of special needs permanent housing		Annually	The County has not made any progress on ensuring the Local Emergency Shelter Strategy includes provisions for new construction of special needs permanent housing.
Action 1.5c: Ensure that evaluation criteria for Supportive Housing applications include provisions for new construction of units, not merely numbers of beds.		2009.	The Department of Public Social Services is working with HUD to get all projects to develop as units, not beds. All permanent supportive housing is developed as units.
Action 1.5d: Continue to participate in the Continuum of Care Supportive Housing Program and Shelter Plus Care Program. (See also 1.4f)	Supportive Housing Program/Shelter Plus Care program	See item 1.4f	The County continues to participate in the Continuum of Care Supportive Housing Program and Shelter Plus Care Program. The County Department of Public Social Services is the lead collaborative applicant for the Continuum of Care.
Action 1.5e: Develop transitional housing facilities in established regions of the County where transitional housing shelters are needed, in cooperation with non-profits and local jurisdictions.	Supportive Housing Program	Use County's 10-Year Plan to End Homelessness and the POLIS Project	The number of transitional housing units went from 139 in 2012 to 144 in 2013. 8 units were reallocated as 22 Rapid Rehousing beds.
Action 1.5f: Expand the number of emergency shelters in identified areas of Riverside County in cooperation with non-profit organizations and local jurisdictions	Emergency Housing Assistance Program, Emergency Shelter Grants, FEMA Ensure the emergency shelter needs of mentally ill and domestic violence victims are addressed.		The Harrison House was constructed in 2013 with 16 units (8 restricted to extremely low-income households) in Thousand Palms.
Action 1.5g PARAPHRASED: Amend Ordinance 348 to include use and occupancy requirements for transitional and emergency shelters as follows: Allow for emergency shelter in the I-P zone by right permit transitional/supportive housing types as residential subject only to those restrictions.	Amend Ordinance 348	Amend the Zoning Ordinance by December 2013.	The County's Zoning Ordinance 348 was amended on March 22, 2011, to allow emergency shelters by right in the I-P zone as well as adopting performance standards specific to that use. Amendments to address transitional and supportive housing have not been completed.
Action 1.6a: Identify and recruit Habitat for Humanity chapters within Riverside County as Community Housing Development Organizations (CHDOs) under		Establish quarterly meetings with	The Economic Development Agency continues to encourage Habitat for Humanity chapters to apply as CHDOs at the time of submitting projects that meet CHDO requirements pursuant to HOME regulations.

the HOME Program.		Habitat for Humanity for policy direction.	
Action 1.6b: Continue to work with Habitat for Humanity and Coachella Valley Housing Coalition in providing homeownership opportunities through the Rural Development Self Help program and other self help construction programs. Refer to Implementing Resources Matrix for additional programs/funding (Rural Development Self Help Program	See objective in 1.6a	The Economic Development Agency and Housing Authority continue to encourage nonprofit organizations to provide homeownership opportunities through the Rural Development Self Help program and other self-help construction programs. Two projects were completed in partnership with nonprofits through their self-help construction programs. Valencia Self Help Homes, Mecca (45 single-family units, 25 restricted for very low income) was completed in 2011 by Coachella Valley Housing Coalition Pontiac Infill Housing Project and Rubidoux (2 single-family units, 2 restricted for very low income) was completed in 2013 by Habitat for Humanity Riverside.
Action 1.7b: Maintain those provisions of Ordinance No. 348 providing opportunities for the lawful establishment of second units.		Provisions have been established	The County continues to allow the development of second units through Ordinance No. 348.
Action 1.7c PARAPHRASED: Continue to allow mobile homes in Single Family zones by right, mobile home parks subject to a CUP, encourage construction of new mobile home parks to increase supply of affordable dwelling units. Continue to waive fees associated with Ord. No. 659		Ongoing	Provisions have been established including fast track authorization for any affordable housing/farm worker housing mobile home parks.
Action 1.7f: Evaluate existing specific plans with affordability restrictions and develop minimal affordability thresholds and criteria		Adopt county criteria for Specific Plans post adoption of Gen. Plan update '08	The County reviewed the existing specific plans as part of the 2006 - 2014 Housing Element land inventory and identified sites that would be appropriate for affordable housing development.
Action 2.1a PARAPHRASED: Promote availability of funds for the rehab of single family and mobile home units through County's CDBG Minor and Enhanced Senior Home Repair Programs and the two components of the Housing Rehabilitation Program Continue to distribute informational materials	Home Rehabilitation Programs include Home Repair Program (HRP), Enhanced Home Repair Program (EHRP) RHRP and CHRP), Minor and Enhanced and Senior Home Repair (SHR) Program	Procedures are established and will continue	Due to the dissolution of the redevelopment agency, this program has not continued.
Action 2.1b PARAPHRASED: Promote availability of funds administered by County for the rehab of multi-family units using various specified funding sources. Continue to distribute informational materials throughout redevelopment target areas.	HOME, CDBG Housing Loan Fund, HCD Multifamily Housing Loan Program	Procedures are established and will continue	The County advertises HOME funds on its website. Currently there is no funding available. As funding becomes available, the County will post Notices of Funding Availability (NOFA) in the paper and on the County website.

Action 2.1c: Continue to utilize the Mobile Home Park Assistance Loan Fund and programs for the rehabilitation of mobile homes in the Coachella Valley, as well as the Agricultural Housing Loan Fund.	Mobile Home Park Assistance Loan Fund, Mobile Home Tenant Assistance Loan Program, Agricultural Housing Loan Program		In 2013, 180 MHTL funded construction of mobile homes using funds from the redevelopment agency.
Action 2.1d: The Housing Authority, to the extent feasible, will pursue all available federal and state funds to modernize all public housing units affordable to very low and low income households	Meet or exceed the quantified objectives from last planning period utilizing this funding.		HUD capital grant funding is based on a formula allocated by federal fiscal year and grant funding is expended during overlapping multiple years. In 2013, the Housing Authority was allocated \$421,997 capital funds and expended \$1,045,408 to modernize 469 public housing units affordable to low-income households.
Action 2.1e: Continue utilization of tax exempt private activity bonds for the financing of multi-family housing rehabilitation.	424 multi-family units were rehabilitated during previous period. Meet or exceed through current period.		No multifamily units were rehabilitated and financed by tax-exempt private activity bonds in 2013.
Action 2.1f: Research funding for historic preservation of structures, such as adoption of a Mills Act ordinance which would give property tax relief for rehabilitation of historic property, as well as grants for the identification of historic structures.	Inner Cities Venture Fund, National Preservation Loan Fund	Ongoing	Historic preservation procedures have been updated and research is ongoing.
Action 2.1h PARAPHRASED: Consider the adaptive reuse of small older motels to specified housing, with qualified non-profits. Also, County will amend the Zoning Ordinance to define single-room occupancy units and allow them to be permitted in the General Commercial Zone with a conditional use permit.	Supportive Housing Program, Emergency Housing Assistance Program, HUD SRO Moderate Rehabilitation Program	Amend the Zoning Ordinance by December 2013.	No adaptive reuse applications have been received; however, program should continue and research should be continued. The County will amend the Zoning Ordinance to define single-room occupancy units and allow them to be permitted in the General Commercial Zone (C-1/C-P) with a conditional use permit.
Action 2.1i: Department of Community Action (DCA) shall continue to implement the Home Weatherization program to conserve existing single family housing through weatherization and/or rehabilitation.	County HOME Weatherization Program, County Low Income Home Efficiency Assistance Program As part of an ongoing program, target 1,600 households in the incorporated portion of the County and 800 households in the unincorporated County.	Ongoing	262 units were assisted in the HOME Weatherization Program, of which 3 were in unincorporated Riverside County.
Action 2.2b PARAPHRASED: Ensure maintenance of current sound housing with code enforcement. Continue to administer the Code Enforcement Program per Ordinance No. 457 and continue inspections and permitting for the maintenance, use and occupancy of mobile home parks.	Code Enforcement Ordinance No. 457 Code Enforcement prioritizes safe and sound housing opportunities and maintenance of the County's existing housing stock. Priority permitting, including by not limited to, Fast Track Authorization is offered to residential code actions.	[Upgraded code enforcement procedures and tracking system in 2009]	Enforcement is ongoing.
Action 2.2d PARAPHRASED: Enhance outreach to	Outreach is coordinated through RDA	Establish	In 2013, information was provided at the senior center and community

inform communities of available rehabilitation programs through various stated public forums including presentations at community organizations and facilities.	staff.	quarterly meetings with service orgs. To evaluate and revise outreach.	meetings were held as funding was available.
Action 2.2e: EDA shall continue to work with each cooperating city so that each city can assume its fair share responsibility for rehabilitation of existing housing.	EDA Staff meets regularly with Cities as they update their Housing Element	Establish an annual reporting of fair share contributions.	Due to lack of resources, annual reporting of fair share contributions has not been completed.
Action 2.2f: Environmental Health shall continue to respond to household sanitation complaints in respect to Ordinance No. 650 and No. 657.	Ordinance No. 650 and No. 657 are implemented by Environmental Health Staff on a case-by-case basis	Programs are successful and will continue.	Environmental Health responds as necessary to household sanitation complaints.
Action 2.2g: HCD shall continue to implement the employee housing (farm labor camp) enforcement program.	HCD Employee Housing Enforcement Program	Ongoing.	Ongoing.
Action 2.3a PARAPHRASED: Conserve existing affordable mobile home housing stock, utilizing specified funding mechanisms	Mobile Home Tenant Assistance Program, Mobile Home Park Assistance Loan Program, Agricultural Housing Assistance Loan Fund	See Policy 2.1.C	Currently there is no funding available but the County is looking at other funding sources (for example, private financing through County intervention) to fund infrastructure repairs.
Action 2.3b: Consolidate the Mobile Home Tenant Assistance Grant program with the Mobile Home Tenant Assistance Loan program and increase the maximum loan amount to \$35,000 per unit to accommodate replacement of existing substandard units.	Mobile Home Tenant Assistance Loan program 500 units were rehabilitated during the previous planning period. 357 units are programmed for current period.		Under MHTL, mobile Home Park Loan (MHPL), and Agricultural Housing Facility Loan Fund (AGHL), 774 units were constructed countywide and 767 were constructed within unincorporated areas of the county. These programs are no longer funded due to the elimination of redevelopment agencies in California by operation of law on February 1, 2012. Other sources of funding such as state CalHOME will be pursued to fund construction of mobiles in place of the MHTL program.
Action 2.3c: Organize bilingual outreach materials and activities to educate and inform the farm worker community about available rehabilitation programs and resources.	Bilingual outreach programs are in process and coordinated by RDA staff with assistance from non-profits, service organizations, and community volunteers	Est. annual reporting on policy with quarterly meeting schedule of stakeholders.	This program is ongoing. Materials are provided on an as-requested basis through the Desert Alliance for Community Empowerment (DACE) office in Coachella. Pursuant to County Resolution No. 2002-266, Housing Review Committee Advisory Council meetings are held generally on a quarterly basis at the DACE office in Coachella to hear complaints and findings concerning the County's un-permitted mobile home park/employee housing enforcement, and to educate and inform the farm worker community about the maintenance and development of safe, decent, and affordable housing in the unincorporated areas of the Coachella Valley. Meetings are ongoing. Outreach materials have

			been produced by the Economic Development Agency/redevelopment agency and its development partners regarding available programs such as the Fee Land Mobile Home Loan and Mobile Home Tenant Loan programs.
Action 2.4a PARAPHRASED: Ensure that affordable housing assisted with public funds remains affordable for the required time period through maintenance of an inventory of assisted units with monitoring of expiration dates on an annual basis		Establish an annual review of existing covenants and update as necessary.	No units have been acquired or preserved for low- and moderate-income households and monitoring has not yet occurred on an annual basis.
Action 2.4b: Prioritize financial assistance to preserve specified types of affordable units at risk of conversion during the planning period through various federal or local sources of below market financing.		Ongoing	No projects or units have been found to be at risk. Monitoring will continue.
Action 2.4c: Assist non-profit and for profit organizations with the acquisition and preservation of assisted single family and multi- family units affordable to low and moderate income households.	1,681 units were preserved during previous period. Meet or exceed previous goal.	Ongoing	In 2013, 47 low- and moderate-income units were rehabilitated and preserved in unincorporated Riverside County.
Action 2.4d: The County Housing Authority shall continue to work with HUD, private management companies, non-profit organizations, and participating cities, as applicable, to maintain subsidized projects.	268 beds were created during the previous period.	Annual reporting and ongoing	In 2013, the EDA and Housing Authority monitored a countywide portfolio of 114 projects for compliance consisting of a total of 6,546 units in which 3,584 are income-restricted by the County. 35 of the projects are located within unincorporated areas of the County and consist of a total of 1,569 units in which 1,110 are income-restricted.
Action 2.4e PARAPHRASED: Continue to require maintenance of newly provided affordable housing projects through affordability covenants with the project proponent and the RDA, EDA or Housing Authority. Conditions of Approval provide for the establishment of these requirements.	See Implementing Program for Policy 2.4a	Ongoing as projects come forward.	This action is implemented on an ongoing basis as projects come forward. Required maintenance of newly constructed affordable housing projects is imposed within the loan agreements to develop and on recorded covenants between the County and developer/owner. Every project funded in part or in whole by the County is monitored annually for compliance.
Action 3.1a PARAPHRASED: Continue to utilize the services of the Fair Housing Council of Riverside County to implement various programs, including: 1. Audits of lending institutions and rental establishments 2. Education and training of County staff 3. Education and outreach to specified entities	The Fair Housing Council provides services to both Cities and Counties.	Ongoing	Implementation occurs as needed and is ongoing.
Action 3.1b: Update the 2003 Fair Housing Impediments Study		2011	The Fair Housing Impediments Study was updated in 2009.
Action 3.1c: Ensure that actions to remove fair housing impediments identified in the 2003 Study will be		Covered in Housing	Covered as part of the 2006 - 2014 Housing Element update.

reflected in the General Plan Update cycle.		Element update.	
Action 3.1d: Provide financial assistance from CDBG to fair housing (See also 3.2b). EDA/RDA Staff regularly coordinates and monitors work programs of the Fair Housing Council, including, but not limited to First Time Home Buying programs.	CDBG Funds are transferred via EDA/RDA staff	Ongoing	The County provided annual financial assistance from CDBG to the Fair Housing Council of Riverside to affirmatively further fair housing by providing a fair housing community outreach program to various groups, including, but not limited to, the following: farm workers, low-income individuals, tenants, homeowners, landlords, real estate agents, and County officials. Elements of the program include anti-discrimination, landlord/tenant services, education-outreach activities, training/technical assistance, and enforcement-complaint screening.
Action 3.2a: EDA shall continue to provide education and training for mortgage lenders applying for certification or re-certification to participate in the First Time Home Buyers Down Payment Assistance Program.	EDA staff regularly reports graduates of training programs. No specific target has been established.	DA Staff Regularly reports graduates. No specific target has been established.	The First Time Home Buyer program is still being funded and implemented, but funding is limited due to federal budget cuts. The Economic Development Agency continues to provide education and training for mortgage lenders applying for certification or recertification to participate in the First Time Home Buyers Down Payment Assistance Program. Loan officers are required to go through annual training and test for certification each year.
Action 3.2b PARAPHRASED: Continue to use the services of the Fair Housing Council to provide education and outreach services to the public in both Spanish and English (See also 3.1d). EDA/RDA Staff regularly coordinates and monitors work programs of the Fair Housing Council	First Time Homebuyers Down Payment Assistance Program	Ongoing	Implementation of this program occurs on an as-needed basis.
Action 3.3a PARAPHRASED: Continue to facilitate coordination between the County and specified homeless assistance agencies. Coordination continues to occur between EDA/RDA staff and community groups.	Units produced have been detailed within the Housing Element. Supportive Housing Program, Shelter Plus Care, Emergency Housing Assistance Program	Units produced have been detailed within the Housing Element.	Units produced will be detailed as part of the Housing Element update which started in 2013.
Action 3.3b PARAPHRASED: Ensure persons with disabilities have increased access/placement in residential units rehabilitated or constructed through County programs. The County will amend Ord. 348 to include a formal procedure to review and approve requests for reasonable accommodations	The provision of an affordable housing ordinance will establish standards for special needs.	Implement by 2014. Develop a reasonable accommodation procedure by December 2013	This action has not been completed. Federal funding sources, such as HUD's HOME program, requires new construction of affordable housing developments to comply with ADA requirements and Section 504 of the Rehabilitation Act of 1973 which requires the project to set aside 5 percent of the units (but not less than one unit) accessible to individuals with mobility impairments, and an additional 2 percent of the units (but not less than one unit) accessible to individuals with sensory impairments.
Action 3.3d: The Housing Authority shall continue to work in cooperation with local organizations that provide referral and support services to persons with disabilities.		Est. Quarterly reporting from Housing	The Housing Authority continues to work with local organizations to provide targeted outreach to persons with disabilities. Specifically, the Housing Authority has fostered relationships and partnerships with Fair Housing Council

		Authority of special needs outreach	of Riverside County, Community Access Center, local HIV providers, the VA of Loma Linda, the Department of Public Social Services' CARE Team, and the Riverside County Office on Aging to provide housing information and support for persons with disabilities. Quarterly reports have not been provided but will be completed once a template is developed.
Action 3.3e: Continue to provide rental certificates to persons with disabilities (Housing Choice Voucher Program previously known as Section 8 Rental Assistance Program).	Mainstream Housing Opportunities for Persons with Disabilities program/ Housing Choice Voucher Program (previously known as Section 8 Rental Assistance Program)	Establish a reporting mechanism to track rental certificates.	The Housing Authority continues to prioritize housing for persons with disabilities in the wait list preference system of the Section 8 and Public Housing programs. Over half of all households assisted through the Section 8 program are elderly and/or disabled households.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction RIVERSIDE COUNTY

Reporting Period 01/01/2013 - 12/31/2013

General Comments: